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EG-0141

13 JAN 1956

MEMORANDUM FOR: Deputy Director (Support)

THRU : Director of Logistics

SUBJECT : District of Columbia Sites

1. You have requested information regarding the Heurich Brewery, U. S. Soldiers Home, and the National Training School for Boys in preparation for your proposed meeting with officials of the Federal City Council to discuss possible building sites in the District of Columbia. These properties are discussed individually in the following paragraphs. It should be pointed out, however, that this information has been obtained from sources other than the officials responsible for each of these properties. We have deliberately avoided contact with these officials to prevent any possible misunderstanding regarding our intent and purpose for requesting it. In the case of the Heurich Brewery, the information presented is based upon data compiled during our discussions with the brewery people early in 1955.

2. Heurich Brewery, 25th Street, N. W.

a. The property in this general vicinity was discussed with Public Building Services and representatives of the brewery during May, 1955. At that time it was determined that the:

(1) Federal Government owned	203,318 sq. ft.
(2) Heurich Brewery owned	278,162 sq. ft.
(3) Others owned	<u>509,445 sq. ft.</u>
Total	990,925 sq. ft.

It was understood that the Heurich estate was the largest single owner (approximately 123,000 sq. ft.) of the "other" owned property.

b. These properties were appraised in 1949 but negotiations for acquisition by the Government were not carried beyond preliminary stages. It appeared from our May discussions that the brewery property could not be bought for

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much less than \$10 per square foot. We estimated at that time that the other properties could be purchased for approximately \$8 per square foot. Total cost estimate (without condemnation):

Brewery property	\$2,780,000
Brewery improvements	750,000
Other	<u>4,075,560</u>
Total	\$7,605,560

c. It should be noted that:

(1) A portion of square 32 was sold (at about the time of our May meetings) for \$8.21 per sq. ft.

(2) The inner belt of the highway development is planned in the general vicinity of 25th Street and it is believed that our occupancy would be delayed until its completion.

(3) Since any development in this vicinity would have to meet the requirements of the Fine Arts Commission our building estimates would necessarily be increased.

d. Area and ownership studies of this property with a sketch showing the proposed interloop or expressway is attached at Tab "A".

3. Old Soldiers Home, Michigan Avenue, N. W.

a. The original U. S. Soldiers Home property bound by Michigan Avenue, Rock Creek Church Road, Harewood Road and 5th Street, N. W. constituted over 471 acres. Recently the Department of the Army (under considerable pressure) declared 148 acres to be surplus. This area (generally the southern portion) was being used principally for grazing and pasture purposes by the Soldiers Home. The facilities of the Soldiers Home are generally scattered over the remaining 323 acres.

b. The 148 acres which was released for other Government purposes has been divided into three parts and "earmarked" as follows:

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(1) Construction is now underway for the District of Columbia Hospital Center. Approximately 50 acres is being used for this purpose.

(2) The Veterans Administration Hospital that at one time was scheduled for construction on the NEVIUS TRACT (in Virginia opposite the Lincoln Memorial) is now scheduled for construction on approximately 50 acres.

(3) The Veterans Administration Regional Office Building is being considered for location on approximately 50 acres.

c. The Public Building Services is in charge of the District of Columbia Hospital Center and would also be responsible for the Regional Office building construction when it is accomplished. The Veterans Administration Hospital design and construction would be accomplished by the Veterans Administration.

4. National Training School for Boys, Bladensburg Road, N. E.

a. The institution is under the control of the Department of Justice and is administered by the Director of the Bureau of Prisons.

b. The site consisting of approximately 317 acres is located on Bladensburg Road at South Dakota Avenue, N. E. The Baltimore-Washington Parkway bounds the property opposite Bladensburg Road. Plat books and available maps indicate some 20 odd buildings located in about the center of the property. Inspection of the property from Bladensburg Road show the buildings to be generally permanent, medium size and located on the higher elevation or best suited areas for building.

STATINTL

[REDACTED]
Chief, Building Planning Staff

Enclosure(s) 1

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